

## **E. Land Use and Zoning**

**Purpose:** Land use and zoning are two of the most important aspects of a community plan. Unless planned with consideration to the conservation of historic and established communities, development is likely to occur haphazardly and to the detriment of existing neighborhoods. Proper land use promotes the stability and conservation of older communities. Residents of Sudbrook Park value their unique community and want to preserve its original design characteristics and residential nature in keeping with Olmsted's intent and in light of challenges from commercial encroachment, developmental pressures from areas surrounding Sudbrook, zoning violations within the community, and transportation or other proposals which threaten the historic integrity and stability of the community.

**Background:** Sudbrook Park was a pioneer nineteenth-century residential suburb that prohibited commercial uses from its inception and has had a long and consistent history of fighting commercial encroachments. Sudbrook Park was the first community in Maryland (beginning in 1889) to have comprehensive land-use restrictions; among other things, these restrictions prohibited any trade, manufacture or business use of property in Sudbrook Park.

Olmsted himself fashioned Sudbrook's sixteen restrictions, which he deemed vitally important to the establishment of a pleasant suburban village. Not only were businesses prohibited, but only one house was allowed per acre; it had to cost a minimum amount, be in a "rural" style, and comply with certain set-backs and height limitations. Fences and hedges could not be over four feet high and lots could not be subdivided. The restrictions also applied to the construction of stables and outbuildings in Sudbrook Park; even stables had to be architecturally appropriate.

In contrast, zoning regulations for Baltimore County were not adopted until 1945. A 1940 article by Clark S. Hobbs in the *Baltimore Evening Sun* described the haphazard situation resulting from the failure to establish effective land-use controls:

[The Baltimore County Metropolitan District] sprawls helter-skelter without benefit of plan, without effective control of land use -- [a] casual, impromptu, unorganized and undirected sort of thing . . . [Y]ou can build a cow stable or a mansion pretty much where you choose, dump your garbage and trash in the nearest gully, establish an automobile graveyard where it suits your convenience . . .

(From *Master Plan History* by John McGrain, pp. 7-8).

Sudbrook Park has always been the antithesis of such development.

The major portions of Sudbrook Park are zoned D.R. 1 (density residential, one house per acre), D.R. 2 (density residential, two houses per acre) and D.R. 5.5 (density residential, 5.5 houses per acre). [See Appendix M].

For the most part, Sudbrook Park is fully developed, but there is the potential for future in-fill development on several lots large enough to permit subdivision and in undeveloped wooded areas. While there already are legislated reviews and protections for those areas of Sudbrook Park designated as a Baltimore County Historic District, it would be desirable to have design review guidelines for any future in-fill development outside and buffering the Historic District, to insure compatibility with the existing community. Action also should be taken to insure that the community's entranceway triangles and green spaces, designed as permanent open space by Olmsted, are preserved and never developed.

Just outside the boundaries of Sudbrook Park are various residential areas zoned D.R. 3.5 and D.R. 5.5; there is also an ML (manufacturing light) area adjacent to the community on its southeastern edge off Milford Mill Road, and an MLR (manufacturing light restricted) area to the northwest, along Greenwood Road. Restricting the expansion of high density and manufacturing or commercial zones around Sudbrook Park is necessary to preserve as much of a buffer as possible and to protect the community from the unsightliness, traffic, litter, noise, pollution and other pressures exerted by such development.

Based on responses to the Spring 1997 survey, residents overwhelmingly desire the community to remain residential. Over 99% of respondents support a continuation of the community association's efforts to oppose zoning violations within the community; 98.7% of respondents want to protect the residential character of Sudbrook from retail or other commercial encroachments and uses. These responses, together with Sudbrook Park's history, provide ample support for the goals and actions set forth below.

**GOAL 1a: To preserve Sudbrook Park's traditional, single-family residential community character, with the retention of its green spaces; and**

**GOAL 1b: To permanently protect Sudbrook Park's existing wooded areas and open spaces/triangles.**

*Sudbrook Park, Inc. will maintain a standing zoning committee that will actively work to carry out the above Goals through the following actions:*

**Action 1a:** Work to retain as wholly residential the zoning and character of the Sudbrook Park community.

**Action 1b:** Sudbrook Park, Inc., as part of its effort to preserve the historic fabric of the community's older homes and to prevent the introduction of commercial uses, opposes the introduction of assisted living facilities (either conversions of existing houses or new construction) in Sudbrook Park, which is a National Register and Baltimore County Historic District. Baltimore County will continue to evaluate assisted living facility projects on a case-by-case basis.

**Action 1c:** Work to prevent any higher density zoning changes within Sudbrook Park, or in the Park's buffer areas.

**Action 1d:** Work to obtain lower density zoning within and around Sudbrook Park.

**Action 1e:** Stay apprised of Baltimore County zoning ordinances and proposed changes.

**Action 1f:** Raise community awareness of applicable zoning ordinances through the community association's newsletter.

**Action 1g:** Continue to accept inquiries and complaints from Sudbrook Park residents who wish to remain anonymous and act as the primary contact or complainant to the County regarding zoning complaints and code enforcement issues/cases.

**Action 1h:** Monitor potential and reported zoning violations within or around the community.

**Action 1i:** Implement a written procedure to address zoning violations by residents (such as untagged vehicles, parking of prohibited commercial vehicles, and prohibited business uses).

**Action 1j:** Monitor the condition of any vacant or poorly maintained houses; involve appropriate County agencies if necessary.

**Action 1k:** Work with community architects and the Sudbrook Park Landmarks Committee to develop guidelines for in-fill development both within and outside the neighborhood, with attention to the preservation of existing landscape features and, where instructive, to Olmsted's original restrictions.

**Action 1l:** Explore and propose ways to protect and preserve public and privately owned wooded areas and open spaces/triangles in Sudbrook Park, as well as residential lots large enough to permit subdivision.

**Action 1m:** Identify the locations of undeveloped parcels in the community for possible addition to the community's permanent open space system and encourage the cooperation of property owners in protecting these important natural areas.

**Action 1n:** Investigate the advantages and disadvantages of historic easements and share this information with property owners.

**Action 1o:** Address whether the MTA might wish to sell to Sudbrook Park, Inc., or protect with a permanent easement, the vacant land that it owns within and adjoining the Park in order to ensure preservation of the land as permanent open space.

**GOAL 2:** For Sudbrook Park, Inc. to maintain regular contact with the zoning office, and attend county and statewide meetings that concern zoning uses "as a matter of right" and zoning changes that might impact the community. In conjunction with this, the community association will:

**Action 2a:** Ascertain the potential effect of any proposed actions on the goal of retaining Sudbrook Park's single-family, residential character.

**Action 2b:** Propose guidelines and/or policy statements on these uses.

**Action 2c:** Encourage community activism through letters to County officials and agencies and/or seek changes in existing legislation if needed to further community goals.

**GOAL 3:** For Sudbrook Park, Inc. to participate in discussions and remain informed about proposed development and zoning changes in the communities and areas surrounding Sudbrook Park, as well as revitalization plans, town center plans, highway and conduit plans, air rights plans, zoning cycles, and the 2010 Master Plan and to study their potential impact on our community. In furtherance of this Goal, the community association will:

**Action 3a:** Oppose any new commercial development or business zoning along Greenwood Road (between Old Court Road and Sudbrook Lane).

**Action 3b:** Work to prevent a spread of commercial use, or commercial/business zoning reclassification, of properties on Sudbrook Lane, and south and west of Glenback Avenue.

**Action 3c:** Oppose additional commercial uses, or commercial/business zoning reclassification, of properties on Milford Mill Road, west of the Milford Mill Industrial Park (4400 Block of Milford Mill Road) through to Liberty Road and monitor development in buffer areas, such as Milford Mill Industrial Park.

**Action 3d:** Sudbrook Park, Inc., as part of its effort to preserve an appropriate non-intrusive buffer around the historic residential community of Sudbrook Park, opposes the construction or addition of cellular towers (or other similar such towers) within one mile of the community's borders. Baltimore County will continue to evaluate cellular tower projects on a case-by-case basis.

**Action 3e:** Maintain contact persons in other Baltimore County neighborhoods, and actively solicit their input and cooperation on issues where united action would be advantageous in maintaining our goals.

**Action 3f:** Monitor attempts by the MTA to sell and/or develop the air-rights at the Milford Mill and Old Court metro stations; oppose development deemed detrimental to the community.

## **F. Public Safety**

**Purpose:** Public safety and a feeling of security in one's home and neighborhood are crucial intangibles that both attract and retain residents. The Sudbrook Park Citizens' Patrol acts as additional eyes and ears for the local police force, and as a visible presence to discourage criminal activity within the community.

**Background:** In October 1993, several concerned residents formed the Patrol following the flagrant breaking and entering of two Sudbrook Park homes in one evening. According to police records, crime within Sudbrook Park dropped 40% in the Patrol's first year. Numbers of criminal incidents within the community have remained at almost the same level since that first year.

While Sudbrook Park is not completely free of crime and vandalism, the patrols have been a deterrent and are perceived as helpful by residents. In responding to the Spring 1997 community survey, only one person said that the patrol was not needed or wanted. Residents overwhelmingly want the Patrol to continue.

*The following are Goals and Actions of Sudbrook Park, Inc. with regard to issues of public safety:*

**GOAL 1: To educate and remind residents of ways to lessen the chance that their home will be targeted.**

**Action 1a:** Sponsor an annual talk by a police department representative; coordinate it with Sudbrook Park, Inc.

**Action 1b:** Use attachments to the Sudbrook Park, Inc. newsletter to provide information and crime-prevention tips, e.g., keep hedging and bushes low enough to preserve the field of vision to and from the house, don't let newspapers accumulate during vacations, program lights to go on during absences.

**GOAL 2: To discourage crime through lighting at individual homes rather than by increasing street lighting, which the majority of survey respondents do not want.**

**Action 2a:** Encourage residents to leave outside lights on through the night.

**Action 2b:** Advocate the installation of motion lights, when possible, to monitor activity on the side of and between houses.

**GOAL 3: To work with the Citizens on Patrol to increase the number of volunteers by actively soliciting new members on a regular basis.**

**Action 3a:** Broaden neighborhood awareness and support of the Patrol.

**Action 3b:** Consider expanding the system to use walkers and reporters who phone information to a base station.

**Action 3c:** Demonstrate the Patrol's effectiveness through the newsletter and in status updates at community meetings.

**Action 3d:** Obtain continued funding to maintain and promote the Patrol's activities through County grants when possible.

**GOAL 4: To enhance coordination with the police department.**

**Action 4a:** Designate a liaison to meet or talk at least quarterly with the Garrison precinct regarding issues of concern to Sudbrook Park.

**Action 4b:** Obtain information from the police about reported incidents in areas surrounding Sudbrook Park.

## **G. Public Schools and Education**

**Purpose:** The success of Baltimore County's commitment to revitalize older neighborhoods will be measured in large part by the success of the public schools in those areas. A critical component of this Sudbrook Park Comprehensive Plan is its emphasis on enriching, promoting, and maintaining the quality of education provided by our district primary and secondary public schools. A partnership with Baltimore County planners, educators and elected officials is necessary in order to re-establish local schools as anchors within our older neighborhoods affected by socio-economic change. Sudbrook Park, as any community, is energized by strong neighborhood schools as much as it is weakened by poor ones.

To ensure that Sudbrook Park is maintained as an economically and culturally diverse community, this Plan recommends strategies to achieve a culturally diverse school population served by professional, nurturing administrators and faculty who provide a creative and challenging academic program in a disciplined, safe environment. The success of our local schools in achieving these standards will greatly influence the future of Sudbrook Park and neighboring communities.

**Background:** The district schools for the Sudbrook Park Community are Campfield Early Childhood Learning & Development Center, Bedford Elementary, Pikesville Middle, and Milford Mill Academy. Also, residents who apply and meet the admission requirements to Sudbrook Magnet Middle School have priority over qualified "out-of-local-district" applicants because Sudbrook had been our district school before being converted to a magnet school.

Our kindergartens are located at the Campfield Center. Its impressive and extensive "special needs" facilities for children two to four years of age are also available to our residents.

The composite MSPAP score at Bedford rose 13.8 points from 1994 to 1996. It was 4.1 points lower than the Baltimore County average in 1996. In 1997, an increase of 11.1 points brought Bedford's composite score to 51.8 — 4 points above the County's average. Bedford now ranks 9th among the 18 Northwest Area elementary schools with respect to MSPAP composite scores. In spite of the improvement in scores, improved faculty stability, staff development and consistently excellent leadership, many parents in Sudbrook Park and other Bedford district communities do not perceive Bedford Elementary as a quality school. (Responses to the community survey and input obtained through a series of parent-to-parent meetings indicate that a racial composition not reflecting the community, test scores and perceptions of problems with discipline are deterrents to enrollment of many Sudbrook Park children at Bedford.)

Despite the improvement noted above, anything short of ambitious initiatives endangers the progress evidenced in Bedford's scores and in the school itself. According to a listing in the Baltimore Sun (Dec. 22, 1997, p. 4B), Bedford's third grade MSPAP scores ranked it 64<sup>th</sup> in Reading and 40<sup>th</sup> in Math out of the 98 Baltimore County Elementary Schools. The fifth grade ranked 48<sup>th</sup> in Reading and 34<sup>th</sup> in Math out of 98.

The parent-to-parent meetings and the 161 returned surveys (a 32% return) confirm the following relevant information:

1. The area schools are a top priority concern of residents in Sudbrook Park.

*Survey Question 5. The quality of our local public schools is essential for the maintenance of Sudbrook Park as a stable, culturally diverse community. Should measures to improve Camp field (preschool/kindergarten), Bedford Elementary, Sudbrook Magnet Middle, Pikesville Middle and Milford Academy (U.S.) be included in the plan?*

Yes: 124      No: 4      N/A: 33 (none have school-aged children)

2. There is an increase in private school enrollment at the elementary level. Of 24 elementary school-aged children mentioned in survey responses, only 8 (one-third) attend public schools, and only five of the eight attend Bedford. (Table 1 [also includes public/private school attendance at the middle and high school level])

**Table 1. Public/Private Schools attended by Sudbrook Students**  
(whose parents responded to survey)

	Total	Private	Home Schooled	Public
Elementary	24	15	1	8: Bedford-5, Milbrook-1, Ft. Garrison-2
Middle	13	6		7: Sudbrook Middle-5, WildeLake-1, Pikesville-1
High School	12	1		11: Milford Academy-5, Pikesville Sr.-5, Carver-1
Totals	49	22	1	26

3. Increased private school enrollment can be anticipated at the kindergarten/1st grade level. Survey responses indicate that, of 30 Caucasian pre-schoolers, parents of 11 (37%) plan to send them to private/parochial schools, one will be home-schooled, 10 (33%) are undecided, and 8 (27%) are planning on public schools — but only 3 of these 8 intend to enroll at Bedford. Some respondents commented on the possibility of moving to another school district before school age is reached.

*Survey Question 7. (Underlined numbers indicate respondent totals.) Please indicate the age(s) of any preschoolers in your household 30. Are they attending preschool now? Yes 16 No 14. If so, where? \_\_\_\_\_ Do you plan to enroll them in a Private 11 or Public 8 school? 10 Undecided. 1 Home-Schooled.*



4. From the survey and parent contacts we know there are at least sixty-one Caucasian pre-schoolers currently living in Sudbrook Park. If these children were to enroll at Bedford Elementary, the school population would more accurately reflect the demographics of the surrounding community there in the next few years (Table II).

Table II. Age Distribution of Identified Caucasian Pre-Schoolers in Sudbrook Park

0-12 mos	1 to 2 yrs	2 to 3 yrs	3 to 4 yrs	4 to 5 yrs	5 to 6 yrs	6 yrs	Age not known	Total
8	12	8	11	6	8	1	7	61

If Sudbrook Park, a proclaimed Baltimore County Conservation Area, is to maintain its viability as a stable, culturally and economically diverse community, then its citizens and those of the other Bedford Elementary school district communities, administrators in the public school system, school board members and appropriate elected officials must all cooperate to find and act upon solutions to the current situation. This will not only benefit our community, but will enhance quality education and future stability in Bedford Elementary and its district, rather than have it decay as families with school aged children move away from the public schools.

Both middle schools (Sudbrook Magnet Middle and Pikesville Middle) that serve our community have above-County average and rising MSPAP scores. They are culturally diverse and appear to have wide community acceptance as quality schools. In 1997 scores Sudbrook Magnet Middle ranks #1 in the County in reading and #4 in math. Pikesville Middle ranks #2 in reading and #5 in math. The singular, but none the less significant, concern is an absence of continuity in some magnet programs at the high school level.

The Milford Mill Academy Guidance Department advises that about 70% of the June '97 graduating class went on to either two or four-year colleges, about 12-15% to technical/specialty training programs, and about 5% to the military. Those who did not meet graduation requirements either went to summer school or returned this fall to fulfill them. Last year's dropout rate for the entire school was very low, about 2%. The current enrollment of 1,250 students is about 100 less than expected, placing it at a comfortable building capacity. The International Baccalaureate Program with its prestigious and academically demanding world-wide curriculum is "alive and well" with about 35 seniors participating this year as compared to 18 last year.

Milford Mill Academy has also been a source of serious concern. The school has had several publicized negative occurrences in the past few years, leading to perceptions of an unsafe environment. The school, with less than a 5% Caucasian population, does not accurately reflect the demographics of the surrounding community despite offering specialized programs. Several Sudbrook Park families feel the need to relocate or enroll their offspring in a private school as they attain high school age. Consequently, the Education Committee corresponded with the County Board of Education members (see Appendix N) and other relevant administrators urging

redistricting of Sudbrook Park's public high school students (currently 44 in number) to Pikesville Senior High School, if there would not be a change in existing academics and demographics.

In the hope that the Baltimore County government, the Baltimore County Public School System, and the residents of Sudbrook Park can work together to conserve our and other area communities, the following are Sudbrook Park, Inc's goals and actions for maintaining, enriching and promoting the quality of education provided by our district schools.:

***Sudbrook Park, Inc. will pursue the following Goals and Actions:***

**Bedford Elementary/Campfield Center**

**GOAL 1: To improve community perceptions of both schools by exposing area residents to their academic commitment and their innovative cultural and extra-curricular programs.**

**Action 1a:** Use Sudbrook Park's newsletter, community bulletin board, and the *Owings Mills Times* to inform the public of special school programs, MSPAP scores, awards, grants, etc.

**Action 1b:** Invite PTA, area principals, and other administrators to speak to Sudbrook Park parents.

**Action 1c:** Continue parent-to-parent meetings.

**Action 1d:** Market before- and after-school daycare opportunities in the community and its schools.

**Action 1e:** Invite parents of pre-schoolers to schools during American Education Week.

**Action 1f:** Develop informational brochure for realtors.

**Action 1g:** Seek cooperation and communication with other feeder communities.

**GOAL 2: To promote the development of a magnet and/or enrichment program at Bedford. This may encourage enrollment of residents of Sudbrook Park and neighboring communities and also provide stimulation and enrichment to children with specific interests or talents. The new program should be in harmony with one of the programs at Sudbrook Magnet Middle School, e.g., instrumental music, foreign language, computer science.**

**Action 2a:** Seek support of the PTA, Principal, NW Area Superintendent, Superintendent of Schools, Board of Education.

**Action 2b:** Seek financial support from the Board of Education and County government.

**Action 2c:** Seek cooperation of other communities within Bedford district.

**Action 2d:** Investigate magnet program possibilities that tie into Sudbrook Magnet's programs.

**GOAL 3:** To lobby for the addition of a Gifted and Talented Specialist at Bedford who would be a resource for enrichment of the curriculum and enhancement of the current Gifted and Talented program.

**Action 3a:** Seek support of the PTA, Principal, NW Area Superintendent, Superintendent of Schools, Board of Education.

**Action 3b:** Seek funding for the position.

**Action 3c:** Seek cooperation of other communities within Bedford District.

**GOAL 4:** To provide community support for Bedford/Campfield.

**Action 4a:** Encourage residents to support school fund-raising projects and activities sponsored by the PTA(s), by publicity, individual contributions, etc.

**Action 4b:** Lobby elected officials and Board of Education.

**Action 4c:** Seek out businesses/senior organizations to form partnerships with schools.

**Action 4d:** Participate in donation programs (Giant and Metro receipts, etc.)

**Action 4e:** Encourage volunteerism.

**Action 4f:** Establish a liaison with other Bedford/Campfield communities to work on common challenges.

**GOAL 5:** To urge the School Board to consider additional strategies for achieving racial balance in all schools in the community.

**Action 5a:** Work with the Board of Education to look at various options including the creation of magnet or special programs and/or redistricting for increasing community enrollment in the local districted schools.

**Action 5b:** Communicate with other districts as to their strategies in dealing with similar problems.

**Sudbrook Magnet Middle/Pikesville Middle**

**GOAL 6: To educate the community about choices between district schools and magnet schools and support successful school programs.**

**Action 6a:** Keep the community informed about the quality programs at Pikesville Middle School, our district school.

**Action 6b:** Maintain a high level of community support for successful programs at Sudbrook Magnet Middle.

**Action 6c:** Support the continuation of existing high school magnet programs and the development of others to provide continuity for Sudbrook Magnet Middle graduates.

**Milford Mill Academy/Baltimore County Magnet High Schools**

**GOAL 7: To educate the community about the choices between Milford Mill Academy (our district school) and magnet schools.**

**Action 7a:** Keep the community informed about Milford Mill Academy's comprehensive programs, as well as the International Baccalaureate program, and the many career development programs.

**Action 7b:** Establish a line of communication between Sudbrook Park and the administration at Milford Mill Academy.

**GOAL 8: To investigate strategies to attract a diverse student population.**

**Action 8a:** Maintain a high level of support for successful programs at Milford Mill Academy.

**Action 8b:** Contact county educators and elected officials for assistance.

## **H. Sudbrook Stream Valley Park**

**Purpose:** The preservation of open space for gatherings was one of the design concepts Olmsted used in his suburban villages to create a "sense of community" among residents. To that end, his plan for Sudbrook designated an 8.5 acre area of permanent open space, called "Cliveden Green," in addition to landscaped triangles placed about the community, to foster the "harmonious association" of residents. Although the Cliveden Green area was developed in the 1940s and was not preserved as open space, Sudbrook Park has always had a designated open space area for gathering and recreation. Since 1971, that area has been the Sudbrook Stream Valley Park (SSVP) near McHenry Road (see Appendix O).

SSVP provides critical greenspace for the community, and since much of the area is in a flood plain, it is unsuitable for development. Preserving, retaining and enhancing this permanent open space is important to the residents of Sudbrook Park.

**Background:** Cliveden Green, the permanent open space which was to have been situated between Upland and Milford Mill Roads, bordered on the east by what is now the 600 block of Cliveden Road and on the west by what was to be an extension of Cliveden Road West to Milford, was built-up in the 1940s. About 1948, several residents deeded land north of the S-curve at Greenwood Road to the community association for a community park, playground and recreational area. The area also became a place for celebrating long-established holiday traditions such as the Fourth of July and other seasonal celebrations.

The community lost its Greenwood Road park and playground in the early 1970s when the State purchased land in that area to route the Northwest Expressway through Sudbrook Park. In response, Baltimore County Parks and Recreation created a new park for the community: Sudbrook Stream Valley Park, off McHenry Road, was equipped with playground equipment and formally dedicated in 1971. In addition to being the gathering site for community celebrations and traditions (such as the July Fourth and Halloween parades, a Spring Social with games, and a fall "Music in the Park" event), the park hosts daily visits by neighborhood children and parents who utilize the park and playground equipment (which dates back to the park's creation).

In the recent survey of residents, 87.9% of respondents acknowledged that they use the SSVP. Desired areas of improvement, in priority order, were identified as: drainage, playground equipment, establishment of a bike trail that connects with local bike trails in the area, landscaping, creation of a tennis court area, and establishing a picnic shelter area. While eliminating drainage problems is the top priority of respondents, it is not a viable goal because the SSVP is located within a flood plain. It may be possible, however, to improve drainage through landscaping and other measures. Although a number of survey respondents indicated interest in establishing a bike trail, that issue has been controversial in the past among residents and will require additional study.

Recognizing that the Sudbrook Stream Valley Park has limitless possibilities for enhancement, that the park can easily be divided into different activity areas, and that the community is dedicated to preserving it as a permanent open space and a focal point for community and family gatherings, the community proposes to work cooperatively with the Baltimore County Department of Recreation and Parks, the Department of Environmental Protection and Resource Management, and outside consultants to achieve the following:

**GOAL 1: To develop a plan for acquisition of funding to realize community vision for improvements to the Sudbrook Stream Valley Park (SSVP).**

**Action 1a:** Identify funding resources through public and private sectors, such as the Community Assisted Enhancement of Facilities program offered by the Department of Recreation and Parks.

**Action 1b:** Evaluate proposed improvements, giving proper consideration to budget and available space.

**GOAL 2: To acquire new recreational playground equipment.**

**Action 2a:** Re-design the park's recreational environment with proper consideration to age appropriateness, accessibility, and safety.

**Action 2b:** Address aesthetics and the design and use of the overall space.

**Action 2c:** Identify vendors and equipment types which best meet the needs of the community.

**GOAL 3: To design for the SSVP a comprehensive landscape plan in accordance with Olmstedian principles.**

**Action 3a:** Identify recognized Olmsted experts and landscape and design professionals to assist in creating a plan.

**Action 3b:** Investigate landscaping concepts which may alleviate some of the drainage problems.

**Action 3c:** Design recreational space with attention to its aesthetic integration in the overall landscape.

**GOAL 4: To convert existing basketball courts into tennis courts.**

**Action 4:** Work with County Recreation and Parks to evaluate the feasibility of converting existing basketball courts into tennis courts.

**GOAL 5: To investigate the possibility of obtaining a covered shelter for recreational use.**

**Action 5a:** Consult with County officials (DEPRM and Recreation and Parks) regarding building specifics, environmental impact, ownership and liability issues.

**Action 5b:** Obtain a design for a simple, functional and architecturally appropriate structure to meet community needs.

*Sudbrook Park, Inc. will pursue the following Goal and related actions:*

**GOAL 6: To revisit the idea of building a bicycle trail which may or may not connect with adjacent neighborhoods.**

**Action 6a:** Hold a community meeting to obtain broader input from Sudbrook Park residents and more fully air concerns voiced earlier about implementing a bike trail.

**Action 6b:** Meet with neighboring communities to determine if there is area-wide support for creating a bicycle path.

**Action 6c:** If the level of community support for a bike path is high, work with residents, the County and neighboring communities to determine the best route and address issues such as environmental impact, acceptable surfacing materials, width, design, lighting and safety.

**Action 6d:** Establish parameters for an on-going maintenance plan with the County and other affected communities.